There is no occasion for discouragement AUCTION REAL ESTAIL. in the fact that nothing of genuine inter-

est took place in the real estate.

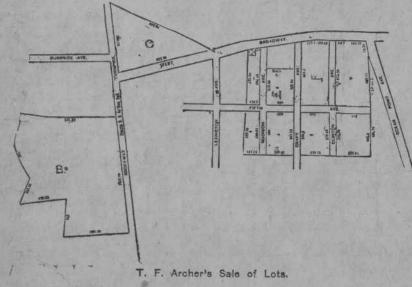
In the exception and not the rule the forthcoming Fall auction market. Own the forthcoming Fall auction market. There is but one impression regarding

There is but one impression regarding the forthcoming Fall auction market. Ownand with nothing immediately in store, the market takes a refreshing plunge preparatory to the Fall activity.

But, notwithstanding there were no sensational features, the week produced to its credit quite an array of ordinary transactions, and one's first impression at recalling them is the conspicuous presence in the market of the professional class.

Of the presence of the capitalistic investment class there is no evidence, at least in the transactions reported last week; but this element is always more or les represented through brokers and counsel, so that even their personal absence does not bespeak their lack of touch with the market.

One of the best proofs of favorable realty conditions is an active demand for dwelling houses as investments. The demand for dwellings houses as investments. The demand for dwellings and settled the present market. It is the surest evidence of good times when people are prepared to buy rather than rent, and when



House Hunting Begins.

of dwellings for October occupancy hecomes a matter of consideration. Heads of families which have made early returns to the city are now looking around and to such an extent that house agents are beginning to speak of a booming Fall renting seasure. Agents state that the demand for \$1,200 houses is not so conspicuous th's season, there being such an increased call for \$1,500, \$1,800 and \$2,000 houses.

Cheap flats are not the ruling feature, either, that they have been in years past. The renting classes feel able to pay more, and consequently want something better. The high-class elevator apartment houses are now having their day.

Last Week's Transactions.

would undoubtedly become the buyers. But certain of the parties in interest concluded that the auction market afforded advantage tags that should not be slighted, and, pending decisive arrangements, an adjournment of the sale was taken. The adjour

most interesting was that involving the purchase by Timothy D. Sullivan and George J. Kraus of the site in Thirty-flurth and Thirty-third streets, west of Of last week's private transactions the sold. This is the Robert A. Hopson es-

Martin Wetzer has sold to Thomas Jen-kins the plot, 44x100, on the north side of

Egan & Hallecy have purchased from Martin Metzer the plot, 59.5x102.5, at the
southwest corner of Seventy-second street
and Second avenue, and will erect four
five-story flats.

Burrill Bros. reported the following sales:

WEAT, modern house; 11 rooms; all improvements; bargain; easy terms. 727 Cauldwell ave.
ab
ab GNE FAMILY HOUSES. \$3,500, \$4,500; two pa
five-story flats.

GNE FAMILY HOUSES. \$3,500, \$4,500; two pa
five-story flats.

schaeffer has sold to E. N. & George Schaeffer has sold to E. N. & George for No. 312 East Eighty-fourth street. Polateek has sold the five-story flat. (300. No. 427 East Seventy-first street, in Peters has sold for Herman Rosento Katle Johnson, the five-story tenet., 25x89, No. 514 West Twenty-ninth tt, taking in exchange No. 348 Second inc. 20x70, with three-story private ling.

dwelling.

Sonn Brothers have purchased from the Karn estate the plot. 130x200, at the northeast corner of Amsterdam avenue and One Hundred and Eighty-fourth street.

Among the wealthy New Yorkers who are now living on the Byram shore at Port Ohester are C. H. Mallory, W. J. Tingue, John McClave, Pater F. Merer and W. H. Hannan.

New Buildings. W. H. Stern is to erect, from plans by Charles A. Rich, a brick and stone mercan-

tile building at No. 24 East Twenty-second Street.

The Suffolk Street German Reformed Church will erect, from plans by F. A. Minuth and Charles Rentz. a brick and dimestone church on the south side of One Hundred and Forty-first street, 131 feet east of St. Ann's avenue.

Marcus Hoffberg filed plans yesterday for two seven-story brick and stone flats, costing \$170,000, to be erected at the southeast corner of Lenox avenue and One Hundred and Twelfth street.

Tables of the Week.

Following are the comparative tables of the conveyances, mortgages and projected buildings in Manhattan and the Bronx for the corresponding weeks of 1899 and 1898, as complied by the Record and Guide:

CONVEY		SAASASC 4
	1899. Aug. 4 to 10. inc.	1898. Aug. 5 to 11, inc.
Total number Amount involved Number nominal	100	\$1,221,596 67
Potal number of convey- ances, Jan. 1 to date.	10,574	10,089
Total amount of convey- ances, Jan. 1 to date MORTG		\$66,279,541
Total number Amount involved Number over 5 per cent	\$8,888,973 120	\$2,599,476 114 \$821,561
Amount involved	\$1,743,700	\$821.501

\$508,774 \$1,132,007 involved....\$1,291,400 of above to banks, and insurance

nies 65 51 involved. \$1,288,414 \$1,128,421 number of mort- Jan 1 to date. 12,501 10,539 involved from the Jan 1 to date. \$316,845,741 \$163,177,618 PROJECTED BUILDINGS.

ant. \$3.558,280 nt of alteration \$104,910

capitalists see fit to invest in dwellings for partition sale of a large part of the Grin-renting. An active demand for private houses, both to buy and to rent, means prosperity. of the date, the intention was to hold a 23d

Last Week's Transactions. fidently be expected that every lot will be

Hastings-on-Hudson, two story and attic frame Queen Anne house, plot 60x100, on the north side of Eighty-third street, 280 five-story buildings, 25x211, No. 28 Greenwich avenue.

George Hossels has sold the five-story Twelfth avenue, for \$12,000.

Mr. Johnson is building twenty houses on PETERSON, 1061 Fairmount place.

Broadwax.

ALL RENTED 4-story brick flat, \$500 down. balance easy payments; will exchange; rent \$1.385. WILLIAMSON & BRYAN, 147th st. and 3d avenue.

George Hossels has sold the five-story Twelfth avenue, for \$12,000. Mr. Johnson is building twenty houses on PETERSON, 1061 Fairmount place. flat No. 58 West One Hundred and Sixth to cost from \$6,000 to \$10,000 each, and trolley. Sundays. KERBY, 722 Tremont as

SOCIETY HAPPENINGS.

W. Waterman, a prominent New Yorker, has a fine automobile, and takes spins about his country seat at Belle Haven and along the Northern shore of the Sound. It is understood that William Rockefeller, Jr., has ordered a three-seated automobile for the use of his wife.

mother, in Rochelle Park at New Rochelle, on August 30.

Albert C. Bostwick, who is occupying his Summer home, Vergemere, on Orienta Point, at Mamaroneck, has just completed the work of refurnishing the mansion and improving his estate in general. Mrs. Bostwick is the daughter of Henry B. Stokes, of Manhattan. Both she and her husband are accomplished whips, and their \$10,000 four-inhand is a rival of all the swell turnouts in old Westchester. Mr. Bostwick has just built a \$50,000 stable in which he keeps a string of high-stepping thoroughbreds.

Frequent rehearsals are now being held for the comedy "As You Like It," which will be presented on the grounds of the Larchmont Yacht Club, in aid of 8t. John's Protestant Episcopal Church. on Thursday evening, August 24. Rev. Richard Cobden, the rector of the church, who is enthusiastic over the event, is making every effort to make the affair a success, and is being materially assisted by the members of the Larchmont Yacht Club. The part of Rosalind will be taken by Miss Bijou Fernandez, while Frank Currier wijl be Clown and Jester Touchstone. Among chees who will take part are James J. Cerbett, Joseph Haworth, Maude Mource, Munds Dupree, Helen J. Keating, William Cullington, Frank Alken, Herbert Carr, Richte Line, Forrest Robinson, Charles Dade, Charles Collins, Edward See and Charles Arthur.

Albert H. De Forrest's Will Filed.

Albert H. De Forrest's Will Filed. The will of the late Albert H. De For rest, who died at his home, 22 East Sixty sixth street, on August 6, was filed for count of alteration with the surrogate's office yester-number of new gs, Jan 1 to date 3,006 2,045 and 1 to date \$81,102,237 \$42,732,730 and A. De Forrest. The value of the es-nount of altera-fam, 1 to date... \$4,954,007 \$3,938,853 Real Estate at Auction.

T. F. ARCHER, Auctioneer.

Partition Sale.

Real Estate Wanted.

WILL pay cash for bargains in Brooklyn reastate. JOSEPH M. MAY, 26 Court st., Brooklyn.

Real Estate to Exchange.

Real Estate Loans.

\$925,000---4% MONEY to loan on 1st or 2d mortgage. No charges if loan is not made. VAN WAGNER & CO., 16 Court st., Brooklyn.

REAL ESTATE-For Sale. Manhattan Borough.

Greatest Bargains on Washington Heights.

Hamilton Terrace

RESTRICTED

With Summer on the wane, the renting of dwellings for October occupancy be-\$1.000 CASH, \$3,250 at 5 per cent, for comfortable eight room house: all improvements and three city jots; Speedway and Boulavard La Fayette very handy, J. J. SULILIVAN, 212th st., three blocks west of Kingsbridge road. 54TH ST., 140—Great bargain in a priv house; caretaker in charge; make offer. WM. ROSENIFELD, 19 Maiden Lane.

REAL ESTATE-For Sale.

GLEASON REALTY CO Offer the very best houses and lots in the 24th Ward, on West Farms road, and on Westcheste avenue. Monthly payments same as rent, or of terms to suit. Apply or write. GLEASON REALTY CO., 208-210 East 128th, 3d Ave. Plaza,

YES—WE HAVE the prettiest 7-room houses in the city; all improvements; terms \$250 cash, \$17 monthly, pays into est, taxes, etc. Inquire on premises, Briggs avenuer Travers st., Bedford Park.

OPPORTUNITY!

BROOKLYN REAL ESTATE. Tooms and bath; detached; lot 25x100; on Fox st. block from trolley; \$1,000, balance at 5 per cent WILLIAMSON & BRYAN, 147th st. and 3d ave Martin Wetzer has sold to Thomas Jenkins the plot, 44x100, on the north side of Twenty-seventh street, 215 feet east of Mrs. Lydla M. Markham, of Broadway.

A BARGAIN—Three-story frame flat, all improvements, near East 141st st.; all renied. Full particulars, H. B. HOLMES & CO., room 205, 250 Broadway.

MUST sell at once, fourteen-room house, large plot, on Hudson River, near Saratoga; \$1,000, worth double: particulars on application. Box 262, Dobb's Ferry, N. Y.

REAL ESTATE FOR SALE-Long Island.

If You Wish to Invest a Few Dollars Profitably Purchase at

ACRE (CONTAINING) PLOTS FOR \$300 AND UPWARD.

Easy Monthly Payments Without Interest or a Liberal Discount for All Cash. Hempetead Gardens is only one hour's ride from New York City Hall. Two stations on property. Commutation less than 20 cents per day.

We offer you this property at such a low figure to-day as to make it an absolutely safe invest ment, and, furthermore, any time in the future you may wish to convert it into cash you can readily do so, and at a handsome profit. No money invested at Hempstead Gardens will ever be tied up.

A WIDOW wishes to exchange a West Side H. C. RATH & CO., 11 John St., New York City.

REAL ESTATE FOR SALE-New Jersey.

AN IDEAL SITE FOR A SUMMER HOME.

In inspecting properties with a view to erecting a Summer home, one would naturally consider the following salient points:

Healthful location; beautiful scenery; diverting pleasures; accessibility and then feel that you (including express train and boat service); Macadamized and gravelled westchester Co. (on the streets; sanitary sewerage; pure artesian water; illumination by electricity; choice lots (20x100) at \$119 appon the congenial surroundings; social advantages; club life; restrictions from nuisances; clear titles; reasonable prices and suitable terms.

With these points in view, we would be pleased to have you visit Deal, adjoining Elberon, N. J.

In addition, we call attention to high ground, forming a magnificent bluff along the entire ocean front; LANDSCAPE ARCHITECTURE; 18-HOLE GOLF COURSE; \$10,000 CLUBHOUSE, AND THE NEW RAILROAD STA-TION, which is conceded the finest on the entire line of shore resorts. Prices are low enough to guarantee safe and profitable investment.

To those who desire to build, we are ready to make especially attractive terms. We shall be pleased to meet visitors at the station by appointment, SPECIAL—A few desirable Club Cottages for rent at \$50 per week.

Highest of references given and required. For appointment or other information address ATLANTIC COAST REALTY COMPANY, Deal, N. J.

REAL ESTATE-For Sale. Long Island.

Beverly Farm Villa Plots, GREAT NECK, L. I., OPENING OFFER.

G. B. DEARING,

Metropolitan Building, LOUONA PARK BARGAINS

Bouthwest corner of Seventy-second street and Second avenue, and will creet four five-story flats.

Henry Rothschild has sold to Elkon Kahn the two five-story flats, 25x95 each, on the cast side of Flifth avenue, 50 feet north of One Hundred and Nineteenth street.

Isanc Meyer has sold to William Schuster the tree five-story flats, 25x95 each, on the cast side of Madison avenue, 25 feet south of Ninety-eighth street.

Foley & Sylffen have sold to Laura E. Weiss the three-story dwelling No. 246

James Baird has sold to Henry O. Dan Bols, at about \$55,000, the five-story dwelling No. 318 West One Hundred and Second Street.

P. Schaeffer has sold to Elkon Kahn the three-story store of the cast side of Madison avenue, 25 feet south of Ninety-eighth street.

James Baird has sold to Welling No. 246

James Baird has sold to Henry O. Dan Bols, at about \$55,000, the five-story dwelling No. 318 West One Hundred and Second Street.

P. Schaeffer has sold to Elkon Kahn the three-story store the two five-story dwelling No. 318 West One Hundred and Second Street.

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P. Schaeffer has sold to Elkon Kahn the three-story store the two five-story dwelling No. 318 West One Hundred and Second Street.

P. Schaeffer has sold to Elkon Kahn the following sales: from two five story store the following sales: from two five story distance from trolley; \$1.400; two family houses, \$4,500; \$5,500; \$300, \$5,5

REAL ESTATE-For Sale. Long Island.

GIVEN AWAY

REAL ESTATE-For Sale, A HOME AND

FREE OF CHARGE.
Only Agency working for contomer and not owner,
UNITED REAL ESTATE AGENTS,
149 Broadway, New York.
Oliver Sunner Teell, President. W. A. A.
Brown (Pres. Nessau Brewing Co.), Vice-Pres. 35
agents in New York, Agents in 40 States, 1,194
towns. Church, Jamaica.

RICHMOND HILL—Positive bargain: \$2,150 buys 7-room cottage; cellar, artic; all improvements; gas fixtures; binestone sidewalks; near cars and station; easy terms. HOFFMANN, 95 Ray st, near Church, Jamaica.

Journal "Want" Advts. Always the Best.

After Advertising a House To Let in Leading Sunday News. papers a Journal "Want" Advt. Finally Found a Tenant.

JOHN J. BARNSDALL, Prosident.

St. Lawrence Life

DR. GEORGE D. FARWELL, Medical Director

C. RAY SOUTHWICK, Secretary.



LE VERNE W. SOUTHWICK, Tressurer, ABEL CROOK, Counsel, (

HOME OFFICES: 19 UNION SQUARE.

New York, July 29, 1899.

Publisher New York Journal:

Association,

Dear Sir: - I lately advertised a suburban house to let in the leading Sunday papers, but through the Journal I secured the most answers, and finally a good tenant.

Wishing your enterprising paper continued success, I am Yours very respectfully,

pp Barnslall

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BROOKLYN'S IDEAL HOME SECTION! AND

Adjoining the Famous Eastern Parkway and Glenmore Cycle Path.

28 MINUTES TO THE BRIDGE. PROPERTY RESTRICTED. TITLES GUARANTEED.

Special Discounts for Cash-Easy Payments-No Interest. LOCATE THEM-STUDY THEM-COME OUT AND SEE THEM TO-DAY BY CARS OF

from Park Row (Bridge entrance) on Douglass. Bergen or Butler st. lines, and in usan care transfer to Douglass st. line direct to office. He from Park Row take Myrtle and Raiph ave. line; from Broadway dway and Raiph ave. rize to Douglass st.—our sign on corner. Junty "L" road from Park Row to Saratoga awe. station—our sign on fence. ALL SIGNS DIRECT YOU TO

John H. Vanderveer Company, office on Property, Cor. Saratoga and East New York Aves., Brooklyn. Open Every Day

REAL ESTATE FOR SALE-Westchester.

BRENTWOOD PLAZA CO., 165-167 Broadway. Established 1891. REAL ESTATE-For Sale. REAL ESTATE-For Sale.

Brooklyn Borough. ARE YOU TIRED

BEEN OUT TO MARTENSE

making. Full particulars by mail. Good agents MAKE OFFER; two-story house, Hopkins st. THE ALABAMA VINEYARD & WINERY CO., Kalb are. state. PINCKNEY, 342 Sumner ave.

\$18 MONTH burs splendid two-family house;
use completed; 30 minutes Park row; all outside
tooms; plazza; every improvement; cash payment
to suit circumstances. HERBERT. Owner. Fort
Hamilton ave. and 38th st.

\$750 DOWN will buy a 3-story brick fast, balance
sasy payments, \$3,500, in Brooklyn, and always
rented. WILLIAMSON & BRYAN, 147th st. and
8d ave.

A ave.

\$1,250 RUYS house and lot, \$450 cash; 2-story ellar and extension frame; patent sidewalks; from ence; sewer; all assessments paid; for two families. ROBT, WARD, 22 Court st., Brooklyn.

REAL ESTATE-For Sale. New Jersey.

DEMOREST-MILLTOPS.

Poly Trust Liberty St.

FORECLOSURE SALE DUNDEE RACE TRACK. Located about 2½ miles from Paterson N. J. and about 18 miles from New York City.

FULL MILE TRACK, 75 ACRES.

High and dry, having clubhouse, grandstand an stabling for 200 horses.

Will Be Sold at HACKENSACK (N. J.) GOURT HOUSE, WEDNESDAY, AUG. 16, 1 P. M. \$12 BUYS BUILDING LOT 9 miles, near station; fare 12c.; 37 trains; made sents, 50 cents weekly. APPLEBY, 10 Wall st \$10 PER ACRE.

Plots 1, 3, 5 and 10 acres; instalments, \$1 weekly. Room 321, 9 Pine st.

AT WHITINGS, N. J., 50 acres cleared, 60 woodland; house, barn; \$2,000. JOHNSON, 158 East 92d st. ROW of five houses in Elizabeth, N. J.; will rent for \$75; cash price \$3,000; great bargain. Call or address F. A. RIDLEY, \$7 Fulton st., York City.

W TWO-FAMILY houses; \$3,200, 3300 cash, ce \$22 monthly including principal and inter-M. G. HIGGINS, owner, 339 Webster ave.,

LAST CHANCE TO BUY LOTS

Brooklyn Borough.

Vanderveer Park at such low prices and on such easy terms. No Mo, ney Down-No Interest

\$5.00 a 1 nonth on each lot, and you are the owner of a plot in the finest section of Greater New York. Only a few left!

Call and it tvestigate this rare opportunity, or write for particulars, Germania Rea 1 Estate Office Flatioush and & Improvemen 11 Co., Nostrand Avea.

OPEN EVA TRY DAY. Crosby, Builder. HE SELLS THE BEST

BENSONHURST FRANK A. SLOCUM,

\$500 Down, \$75 Quarterly. \$15.83 MONTHLY,

Iwo Magnificent Lots,

PRICE \$1,350.

GREAT SACRIFICE.